



35 The Vineries, Burgess Hill, Sussex, RH15 0ND

£1,600 Per Calendar Month

PSPhomes

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A three bedroom end terrace house located in a convenient residential position and offering very spacious and well presented accommodation. This comprises, entrance hall, dual aspect living room, well fitted kitchen, conservatory, three double bedrooms and a modern bathroom. Outside is an attractive west facing rear garden, front garden and a long private driveway with covered carport that leads to the garage. Attributes include gas central heating and replacement double glazing. EPC rating D. AVAILABLE FROM 27TH MAY 2025

ENTRANCE HALL

Staircase to the first floor

LIVING ROOM 24'8 x 14' max

Dual aspect room. Feature fire surround. two radiators.

CONSERVATORY 13'10 x 8'8

With double glazed windows and double doors onto the rear garden. Electric slimline heater.

KITCHEN 9'10 x 7'

Modern fitted kitchen with a comprehensive range of units. Stainless steel sink unit. White goods. Concealed gas fired boiler. Double glazed door to the side.

FIRST FLOOR

LANDING

Hatch to the roof space. Radiator.

BEDROOM ONE 12'4 x 10'4

Double glazed window to the rear. Range of wardrobes. Built in airing cupboard. Radiator.

BEDROOM TWO 11'4 x 8'4

Double glazed window to the front. Radiator

BEDROOM THREE 8'6 x 8'4

Double glazed window to the front. Radiator

BATHROOM

Modern suite comprising panel bath with fitted shower, low level wc and wash hand basin. Part tiled walls. Radiator. Replacement double glazed window with opaque glass.

OUTSIDE

FRONT

Area of garden. Long private driveway to one side with covered carport leading to the garage.

GARAGE

Good size garage

REAR GARDEN

Attractive west facing rear garden with area of lawn and paved patio relieved by well stocked beds and borders. Gated access to one side.

COUNCIL TAX

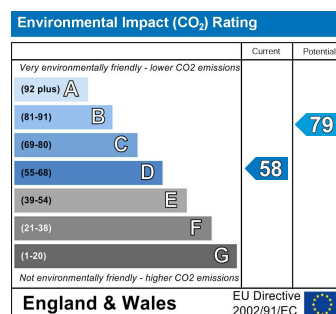
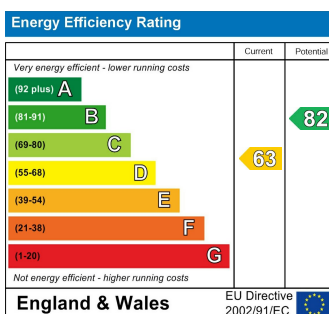
Council Tax Band "C" £2,094.28 for 2025-2026 (for a guide only. Please contact Local Authority for exact figure)

PERMITTED TENANTS PAYMENTS

Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')

PERMITTED TENANTS PAYMENTS:- Holding deposit of £369.23 (equal to one weeks rent). Deposit of £1,846.15 (equal to 5 weeks rent).

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.



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VIEWING BY APPOINTMENT WITH PSP HOMES

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www.psphomes.co.uk

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